

Joseph S.M. Basil Commercial Building (I)
AA-1819
28-30 Market Space
Annapolis, Anne Arundel County, Maryland
1884
Private

The building at 28-30 Market Space was constructed in 1884 by Joseph S.M. Basil, the owner of a general store and lumber business. The wide Italianate-style building replaced the eastern center unit of a four-part building known as Factor's Row that was erected in 1771 by Charles Wallace. Prominent owners and merchants occupying this portion of Factor's Row included Isaac McHard and Thomas Harwood. In October 1883, most of Factor's Row, including 28-30 Market Space, was destroyed by fire. Within months, Joseph Basil oversaw construction of the new three-story brick building with commercial space on the first floor and two floors of residential housing above. Basil, despite his commercial successes, was forced to sell all of his property when he defaulted on several mortgages. Throughout the twentieth century, under the ownership of just three families, the building has been home to the Lyric Theatre, which was run by the Sunderland family; Edwin Bangert's Community Meat Market; and Rookie's Market, named for Francis "Rookie" Lowman. In 1993, after the closing of Rookie's Market, the commercial space was divided into two stores. The building has been owned since 1971 by the Lowman family, which established Rookie's Market in 1948.

The façade of the three-story building is constructed of brick, the bonding of which is not discernible because it has been painted. A three-story addition on the rear elevation is constructed of five-course American-bond brick; it was enlarged by concrete block additions. The building is covered by a shallow-pitched side gable roof covered in standing seam metal with metal coping. The entablature on the façade is indicative of the Italianate style, which was popular at the time the building was completed. The fenestration pattern of the façade, which consists of three sets of triple windows with a continuous sill and lintel, was the result of an extensive renovation undertaken circa 1935. The projecting storefront is an element original to the building; however it was substantially altered numerous times. The resulting storefront is the result of modifications made in 1989. The double-store arrangement was created in the last decades of the twentieth century.

Maryland Historical Trust Maryland Inventory of Historic Properties Form

Inventory No. AA-1819

1. Name of Property (indicate preferred name)

historic Joseph S.M. Basil Commercial Building (I) (preferred); Lyric Theatre, Community Meat Market; Rookie's Market
other Site of Factor's Row (eastern center unit)

2. Location

street and number 28-30 Market Space not for publication
city, town Annapolis vicinity
county Anne Arundel

3. Owner of Property (give names and mailing addresses of all owners)

name Deborah S. Lomax and Francis W. Lowman, Jr.
street and number 215 Cherry Grove Avenue telephone
city, town Annapolis state MD zip code 21401

4. Location of Legal Description

courthouse, registry of deeds, etc. Anne Arundel County Courthouse liber 10960 folio 779
city, town Annapolis tax map 52A tax parcel 842 tax ID number 5026000

5. Primary Location of Additional Data

- ☒ Contributing Resource in National Register District
☒ Contributing Resource in Local Historic District
☐ Determined Eligible for the National Register/Maryland Register
☐ Determined Ineligible for the National Register/Maryland Register
☐ Recorded by HABS/HAER
☐ Historic Structure Report or Research Report at MHT
☐ Other: _____

6. Classification

Category	Ownership	Current Function	Resource Count
<input type="checkbox"/> district	<input type="checkbox"/> public	<input type="checkbox"/> agriculture	Contributing
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> landscape	Noncontributing
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input checked="" type="checkbox"/> commerce/trade	1
<input type="checkbox"/> site		<input type="checkbox"/> recreation/culture	
<input type="checkbox"/> object		<input type="checkbox"/> defense	
		<input type="checkbox"/> domestic	
		<input type="checkbox"/> education	
		<input type="checkbox"/> funerary	
		<input type="checkbox"/> government	1
		<input type="checkbox"/> health care	0
		<input type="checkbox"/> industry	
		<input type="checkbox"/> work in progress	
		<input type="checkbox"/> unknown	
		<input type="checkbox"/> vacant/not in use	
		<input type="checkbox"/> other:	

Number of Contributing Resources previously listed in the Inventory
1

7. Description

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Condition

<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins
<input type="checkbox"/> fair	<input checked="" type="checkbox"/> altered

Prepare both a one paragraph summary and a comprehensive description of the resource and its various elements as it exists today.

Summary Description

The three-story building at 28-30 Market Space was constructed in 1884 for merchant Joseph S.M. Basil. The building when originally completed included commercial space on the first floor and residential space on the upper two floors. The façade of the building is constructed of brick, the bonding of which is not discernible because it has been painted. A three-story addition on the rear elevation is constructed of five-course American-bond brick; it was enlarged by concrete block additions. The building is covered by a shallow-pitched side gable roof covered in standing seam metal with metal coping. The entablature on the façade is indicative of the Italianate style, which was popular at the time the building was completed. The fenestration pattern of the façade, which consists of three sets of triple windows with a continuous sill and lintel, was the result of an extensive renovation undertaken circa 1935. The projecting storefront is an element original to the building; however it was substantially altered numerous times. The resulting storefront is the result of modifications made in 1989. The double-store arrangement was created in the last decades of the twentieth century.

Site Description

The building at 28-30 Market Space is located on the northwest side of Market Space, to the west of its intersection with Fleet Street. The building is set directly on a brick-paved sidewalk with head-on parking at the front. Set on one and a half lots, the wide building is flanked on the southwest side by 32-34 Market Space (AA-1820), which was completed by Joseph S.M. Basil between 1885 and 1891. The remaining portion of Factor's Row at 26 Market Space (AA-596), constructed in 1771 for Charles Wallace and partially destroyed by fire in 1883, abuts the building on the northeast elevation. The rear of the property is accessible from Schwarer Alley, which runs westward from Cornhill Street.

Detailed Description

The three-story building at 28-30 Market Space is constructed of brick laid on a solid masonry foundation. The bonding of the façade, with ghosting of alterations to the fenestration, is not discernible because it is painted. The rear of the building is fully obscured by a three-story brick addition laid in five-course American bond. A two-story addition of concrete block was added to the brick addition in the second quarter of the twentieth century. The projecting storefront is a wood-frame structure with a double store arrangement pierced by a recessed cant entry. The single entry opening in the storefront is an element of the building's previous use by a single commercial merchant. The openings to the two individual stores that now occupy the first floor have canted entries. The storefront is a wood-frame structure with painted brick on the cheeks; possibly this brick remains from the late 1960s alterations to the storefront. Set on a concrete foundation, the storefront has recessed panels framed by square-edged surrounds serving as the knee walls. The fixed show windows have narrow muntins dividing them into two panes with two-light transom. Each storefront has two sets of windows divided by a fillet-molded mullion. A wide single-leaf entry opening is located in the easternmost bay, providing access to the four apartments on the upper two floors. The canted entry to the stores is located at the

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center of the show windows. Both the commercial entry and entry to the apartments on the upper stories hold wood doors, each with a large rectangular fixed light set within a square-edged frame. The openings are topped by one-light, fixed transoms. The projecting storefront is topped by a wide frieze that serves as a signboard for the stores. Above the frieze is a stepped ogee-molded cornice with metal coping. It has a shed roof of standing seam metal. An ornate Italianate-style entablature of wood adorns the building above the projecting storefront. The entablature begins with a plain frieze with ogee molding. Dentil molding runs the width of the entablature, visually supporting the boxed ogee-molded cornice.

The symmetrically fenestrated second and third stories, the result of alterations undertaken in the mid-1930s, consist of three sets of triple windows. The center opening holds a 1/1, double-hung sash window with 6/6 false muntins. It is flanked by narrow 1/1, double-hung sash windows with 4/4 false muntins. The material of the sash appears to be wood but could not positively be identified. The openings have narrow square-edged surrounds and wide square-edged mullions, all of wood. The triple openings share a narrow wood sill and lug lintel of wood. The lintels of the third-story openings abut the entablature of the building. This ornate stylized entablature is constructed of wood beginning with a bolection-molded architrave. The narrow frieze is pierced by a floral design alternating with reeding. A bead and reel motif runs the width of the entablature, topped by cavetto bed molding. The overhanging boxed cornice, finished with an ogee profile, has scrolled modillions with fluting. Large scrolled brackets with fluting mark the outer edges of the entablature. The ornate entablature largely obscures the shallow-pitched side gable roof of the building, which is visible from Cornhill and Fleet Streets. Covered in standing seam metal, the roof is pierced by an exterior-end brick chimney, which rises from the northeast elevation (possibly shared with 26 Market Space).

The rear of 28-30 Market Space was augmented by several rear additions in the first half of the twentieth century. The upper gable end of the northeast elevation of the main block is partially visible, although it has been covered in metal flashing that obscures it. A three-story addition was added to the rear of the building soon after the building's completion and thus appears on the 1885 Sanborn Fire Insurance Maps. The shed-roof addition rises more than five feet above the cornice of the original main block's cornice line and thus required the erection of a wedge-shaped addition to meet the rear addition. This three-story addition is constructed of brick laid in five-course American bond. It is covered by a shed roof of standing seam metal with metal coping. An interior chimney rises from the eastern corner of the addition, which is also marked by exterior-end chimneys at the north corner. The paired window opening in the northern end bay of the northeast elevation's second story is visible only from the rooftop of the addition at 26 Market Space. It has a shared wood sill, torus-molded surrounds and jack-arch lintels. The third story of the northeast elevation has a paired double-hung window in the easternmost end bay. A single double-hung window opening is located in the adjacent bay. These openings, which appear to have been added later, hold 2/2 wood sash with torus-molded surrounds and wood sills. The lack of ornate arches or lintels and the fenestration in the two northernmost bays support the thesis these openings were added. However, repairs to the brick above the windows may indicate the openings originally had a segmental arch but have been reconstructed with jack arches. The two northernmost openings

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are segmentally arched, holding 1/1, double-hung, wood-sash windows with wood sills and torus-molded surrounds.

The northwest elevation of the brick addition is pierced on the third story by single window openings and a double-leaf entry opening. The easternmost end bay holds a small albeit wide 1/1, double-hung window. Similar although standard-sized 1/1, double-hung window openings are located in the two westernmost bays. These openings have wide wood sills and torus-molded surrounds of wood. The window openings flank a double-leaf opening that holds wood doors. Each door has two fixed lights set above three horizontal panels. The recessed entry has plain reveals and torus-molded surrounds. There is no deck or stairs leading to the opening. A concrete block wall obscures fenestration on the second story of the northwest elevation from both the north and west.

A two-story concrete block addition that extends to Schwarzer Alley is the result of additions made in the mid- to late twentieth century. The addition presents a two-story elevation along the southwest side. This elevation is not fenestrated and may just be in part an enclosing wall. A single-leaf entry with a flush metal door pierces the northwest elevation. This entry is inset within a one-story addition that projects from the eastern end bay of the addition. The elevation is also pierced by a 1/1, double-hung window with a brick sill. The openings are set under an overhanging boxed cornice that is largely obscured by a metal gutter.

Interior Description

The interior of the building, which presently contains two stores on the first floor and four apartments on the upper two floors, was not accessible at the time of the survey.

8. Significance

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Period	Areas of Significance	Check and justify below		
<input type="checkbox"/> 1600-1699	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> health/medicine	<input type="checkbox"/> performing arts
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> archeology	<input type="checkbox"/> education	<input type="checkbox"/> industry	<input type="checkbox"/> philosophy
<input checked="" type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> engineering	<input type="checkbox"/> invention	<input type="checkbox"/> politics/government
<input type="checkbox"/> 1900-1999	<input type="checkbox"/> art	<input type="checkbox"/> entertainment/ recreation	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 2000-	<input checked="" type="checkbox"/> commerce	<input type="checkbox"/> ethnic heritage	<input type="checkbox"/> law	<input type="checkbox"/> science
	<input type="checkbox"/> communications	<input type="checkbox"/> exploration/ settlement	<input type="checkbox"/> literature	<input type="checkbox"/> social history
	<input type="checkbox"/> community planning		<input type="checkbox"/> maritime history	<input type="checkbox"/> transportation
	<input type="checkbox"/> conservation		<input type="checkbox"/> military	<input type="checkbox"/> other: _____

Specific dates 1884

Architect/Builder Unknown

Construction dates 1884

Evaluation for:

☐ National Register☐ Maryland Register☒ not evaluated

Prepare a one-paragraph summary statement of significance addressing applicable criteria, followed by a narrative discussion of the history of the resource and its context. (For compliance projects, complete evaluation on a DOE Form – see manual.)

The building at 28-30 Market Space was constructed in 1884 by Joseph S.M. Basil, the owner of a general store and lumber business. The wide Italianate-style building replaced the eastern center unit of a four-part building known as Factor's Row that was erected in 1771 by Charles Wallace. Prominent owners and merchants occupying this portion of Factor's Row included Isaac McHard and Thomas Harwood. In October 1883, most of Factor's Row, including 28-30 Market Space, was destroyed by fire. Within months, Joseph Basil oversaw construction of the new three-story brick building with commercial space on the first floor and two floors of residential housing above. Basil, despite his commercial successes, was forced to sell all of his property when he defaulted on several mortgages. Throughout the twentieth century, under the ownership of just three families, the building has been home to the Lyric Theatre, which was run by the Sunderland family; Edwin Bangert's Community Meat Market; and Rookie's Market, named for Francis "Rookie" Lowman. In 1993, after the closing of Rookie's Market, the commercial space was divided into two stores. The building has been owned since 1971 by the Lowman family, which established Rookie's Market in 1948.

HISTORY

Governor Nicholson's Garden Lot

The property on which 28-30 Market Space stands was set aside by the Maryland General Assembly specifically for Governor Francis Nicholson in 1696. Francis Nicholson, born in Yorkshire, England, in 1655, was a British military officer who served as lieutenant-governor (1687-1689) of New York and, following his return from England, was governor (1689-1690). Nicholson was then appointed as lieutenant-governor of Virginia (1690) and later served as the colonial governor of Maryland (1694-1698) and Virginia (1698-1705). While in Virginia, he was instrumental in the creation of the College of William and Mary, serving as one of the original trustees. Additionally, he oversaw the relocation of the capital from Jamestown to Williamsburg. During his short tenure in Maryland, Nicholson was largely responsible for the relocation of the state capital from St. Mary's to Annapolis. He was also greatly involved in the design of Annapolis, hiring "surveyor Richard Beard to create a complex plan for the new capital, breaking from the traditional pattern of town

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development in the Chesapeake.”¹ The design, largely realized by the actions of the General Assembly, included a large tract of land at the approximate center of the capital city for Nicholson’s own personal use. The *Act for Keeping Good Rules and Orders in the Porte of Annapolis* described Nicholson’s request for the property:

...and whereas his s^d Excell^{cy} the Governo^r hath requested to have a Certain parcel of Land in the publick pasture according to the Demencons [*sic*] thereof mentioned and layd down in the Platt of the Town for planting and makeing a Garden Vineard or Somerhouse or other use Be it therefore Enacted by the Authority aforesaid that it shall and may be Lawfull for the said Commissioners and Trustees to lay out and allot to his Excellency the said parcel of Lane of the said Town Pasture which shall be to his Ex^{cy} and his heires and Assignes forever in fee simple the said Com^{rs} keeping a Record of the bounds therof...being drawn up and presented by Richard Beard Gentleman by order and Directions of his Excellency....²

Despite his departure from Maryland in 1698 to serve as governor of Virginia, Nicholson retained ownership of his Annapolis property. One of the few notations by surveyor James Stoddert on his plan for the City of Annapolis records the large tract extending eastward from the proposed site of the statehouse was specifically set aside for Governor Nicholson. Although Nicholson had specifically noted his intent to use the land as a garden, vineyard, and site of a summer house, the land’s actual use is not known for certain. In 1718, when James Stoddert resurveyed Annapolis, the Governor’s Garden Lot was in the hands of Thomas Bordley, who would later serve as Attorney General of Maryland. Bordley had claimed ownership in 1704 as a result of Nicholson’s departure and the destruction, or loss, of Annapolis land records. The notebook of James Stoddert documents his resurvey of the Nicholson’s Garden Lot, which was denoted as “Ground formerly surveyed for Governor Nicholson claimed and in possession of Mr. Bordley.” Bordley’s use of the property is also not clearly documented; it is believed the land was vacant during his tenure as owner.

In March 1770, more than fifty years after his father had claimed the land, John Beale Bordley sold a 5-1/2-acre portion of the property to Charles Wallace (1727-1812). Wallace, an entrepreneur and rising member of the business community (staymaker, tavern keeper, merchant, and politician), clearly envisioned a mercantile district or corridor that would connect the political center of town to the commercial core at the head of the dock. Accordingly, he developed the area into a mixed residential and commercial community for shopkeepers, maritime tradesmen, artisans, and craftsmen. The plan began with the platting of Cornhill Street and Fleet Street, both of which traveled from State Circle to Market Space. The individual lots fronting the two new

¹ Marcia M. Miller and Orlando Ridout V, editors. *Architecture in Annapolis: A Field Guide*, (Crownsville, Maryland: Maryland Historical Trust, 1998), 9.

² See “Acts of the General Assembly hitherto unpublished 1694-1698, 1711-1729,” Acts of October 1723, chapter 26, volume 38, pages 334-336 (Liber LL, Folio 4).

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streets were leased; the detailed agreements required tenants to develop the property with residences, stores, taverns, livery stables, and other commercial enterprises. As a source of income for his business, Wallace served as builder, or "undertaker" of the State House, although he failed to complete the work on the present edifice.

As another means of encouraging development, especially along the head of the dock, Wallace subdivided the property fronting Market Space and sold each parcel individually on March 20, 1771. The property at what is today 28-30 Market Space, along with the western center unit of the building, was sold by Charles Wallace to Isaac McHard for £75 sterling. The other sections of the building were also each sold for £75 sterling. The property was described as:

...being in breadth twenty eight feet and in depth ninety six feet and beginning at the end of the first line of Thomas Harwood's part of this center of the Second Partition wall in this new building now erecting at the head of the Dock...³

This land record, one of four deeds that divided the property now designated as 26-38 Market Space, provides a detailed description of the property being conveyed and documents the construction of a building at the time of the 1771 transactions. The building, marked by gable end walls, was a brick structure standing three stories in height. The imposing building dominated the market space with its four equally spaced sections, each three bays wide and five bays deep with a central entry opening on the first story of the façade. The building is clearly noted on Edward Sachse's *Bird's Eye View of Annapolis*, from circa 1858. This highly detailed print, although completed nearly 87 years after the building was erected, shows the complex roof form, where "the end units turned their roofs at a right angle to the longitudinal slopes of the middle units, and had classically proportioned pediments facing the water."⁴ The central entry openings appear to be framed in classically inspired surrounds. Two large chimneys of brick rise from the rear of the two end units, while smaller chimney stacks project from the center of the two middle units.

Construction of this imposing four-part building, based on the deeds, is therefore known to have begun in 1771. Joshua Johnson, who was in London in May 1771, wrote to Charles Wallace inquiring about "how the House Building &c goes on and what progress you have made on the Wharf..."⁵ The building appears not to have been completed, as Johnson writes in 1774 "you tell me that the house eclipse even chase's (now Lloyd's); pray tell me whether or not it is agreeable to Anderson's plan or Noake's [*sic*]."⁶ Both men mentioned by Johnson were prominent architect/builders working in Annapolis at the time; Joseph Horatio Anderson's surviving work

³ Provincial Court Records, Volume 726, Liber IB 3, Folio 4 (Charles Wallace to Isaac McHard, 20 March 1771).

⁴ Miller and Ridout, 71.

⁵ Edward Papenfuss, *In Pursuit of Profit: The Annapolis Merchants in the Era of the American Revolution, 1763-1805*, (Baltimore, Maryland: The Johns Hopkins University Press, 1975), 55.

⁶ Miller and Ridout, 70.

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includes the State House (AA-685) and William Noke was responsible for the Chase-Lloyd House (AA-628). In *Architecture in Annapolis*, architectural historians Marcia Miller and Orlando Ridout V have applied a construction date of "c. 1771-75," although only a fragment survives today at 26 Market Space.⁷

Wallace strategically located his building on the section of land closest to the docks and fronting the future site of the city market. The building, known collectively as Factor's Row, was one of the first constructed on the undeveloped tract. The site was undoubtedly selected not only for its proximity to the docks and its general prominence, but also as encouragement for others to build in the vicinity, especially on Wallace's land. The firm of Wallace, Davidson and Johnson maintained their offices in the eastern end unit at 26 Market Space (commonly known as the Wallace, Davidson and Johnson Building); Johnson owned the section of the building at what is now 36-38 Market Space (AA-1821). Isaac McHard purchased 28-30 Market Space, which was the eastern center unit. Thomas Harwood owned the western center unit, corresponding with 32-34 Market Space.

The 1783 tax list for the Annapolis Hundred, which reflects the stark depreciation in property values in the City of Annapolis during this period of economic depression, notes Isaac McHard was not a very prosperous merchant like his immediate neighbors. Rather, he was an innkeeper and, compared to others in this same profession, McHard was not all that successful.⁸ Although he owned 28-30 Market Space, the 1783 tax list did not make note of McHard's acreage or land values; rather, he was only charged for four slaves.⁹ With the construction of the new city market house on Market Space in 1784, McHard supplemented his income by becoming the first clerk, or market master. The position, which he held until November 1793, required him to oversee all market activity and collection of tenants' rents, as well as to provide an account to the Corporation.¹⁰

In September 1785, McHard sold the property at 28-30 Market Space to Thomas Harwood for just "five shillings sterling money." Thomas Harwood, born in April 1743 to Captain Richard and Ann Harwood, was a prominent merchant in the City of Annapolis who advertised continuously in the *Maryland Gazette* from 1768 to 1773. In *In Pursuit of Profit*, historian Edward Papenfuse documents that James Russell and sometimes Joshua Johnson, both in London, were purchasing goods on behalf of Harwood and arranging for them to be shipped to Annapolis.¹¹ Beginning in 1768, Harwood became the first Treasurer of the Western Shore under the Council of Safety. Papenfuse suggests that, as treasurer, Harwood "probably was able to make more judicious investments in public securities than most men."¹² During the American Revolution (1775-1781), he served as Continental Receiver General for Maryland under the Articles of the Confederation. He was sheriff of the City of Annapolis in 1783 and Commissioner of Loans in 1791, and was very instrumental in the management of a lottery

⁷ Miller and Ridout, 70.

⁸ Papenfuse, *In Pursuit of Profit*, 254 and 263-268.

⁹ Papenfuse, *In Pursuit of Profit*, 260.

¹⁰ Ginger Doyel, *Gone to Market: The Annapolis Market House, 1698-2005*, (Annapolis, Maryland: The City of Annapolis, 2005), 21.

¹¹ Papenfuse, *In Pursuit of Profit*, 51 and 56.

¹² Papenfuse, *In Pursuit of Profit*, 141.

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to raise needed funds for the completion of St. Anne's Episcopal Church (AA-399) in 1790.¹³ Harwood, together with his brother, Benjamin Harwood, operated a thriving import business in the 1770s and 1780s.¹⁴ The 1783 tax list notes that Thomas Harwood was the twenty-first wealthiest man in Annapolis, with an assessed wealth of £947.13.4. Many of the most prosperous men were lawyers or merchants like Harwood; Charles Carroll of Carrollton, who was first on the list with £3,259, was a gentlemen planter.¹⁵ The tax list records that Harwood owned one lot totaling one-quarter of an acre and four slaves. This assessment, however, does not correspond with 28-30 or 32-34 Market Space as he had not yet purchased the former and had already sold the latter.¹⁶ Yet, the *Maryland Gazette* documents he continued to maintain a store in Factor's Row, leasing space from Isaac McHard at 28-30 Market Space before purchasing it.¹⁷ The announcements read:

Annapolis, April 14, 1784

Just imported in the ship Liberty, captain William Outram, from London, and to be sold at wholesale and retail by the subscribers, at their store in the large brick building on the front of the dock, next door to Mr. John Davidson's store [26 Market Space], A VERY large and general assortment of European goods, suitable to the season, among which are a very great variety of the neatest and most fashionable coloured [*sic*] silks, which will be disposed of upon very reasonable terms.
THOMAS and BENJAMIN HARWOOD¹⁸

In July 1784, Harwood was one of eight property owners who collectively conveyed 1.43 acres of land at the head of the dock for use as a market house. This was to be the fifth site for the city's sixth market house. The "gentlemen" received "the Sum of five Shillings sterling to them in hand paid by the said Mayor Recorder Aldermen and Common council of the City of Annapolis the Receipt wherof [*sic*] is hereby Acknowledged have granted bargained sold aliened enforssed [*sic*] released and confirmed by those Presents..." It was described as:

...all that portion or parcel of Ground lying and being in the City of Annapolis at the head of the Dock Beginning at a Post Standing at the North East Corner of Mr. James Williams's House [22 Market Space] and running South forty Degrees West three Hundred and Ninety two feet & a half foot till it intersects the line of Church Street [now Main Street] on the south West Side of the Dock, then or with said Street South seventy five and a Quarter Degrees East two hundred

¹³ Doyel, 18.

¹⁴ Doyel, 18.

¹⁵ Papenfuse, *In Pursuit of Profit*, 263.

¹⁶ Harwood died in 1804, three years after purchasing the Peggy Stewart House at 207 Hanover Street (AA-724).

¹⁷ Edward Papenfuse and Jane McWilliams, "Southern Urban Society After the Revolution: Annapolis, Maryland, 1782-1786." (Final Report for NEH Grant #H69-0-178, Historic Annapolis Foundation, 1969), 299; *Maryland Gazette* (15 April 1784).

¹⁸ *Maryland Gazette*, 15 April 1784. (See *Maryland Gazette* Collection, MSA SC 2731, September 17, 1779- June 28, 1787, M1283, image 740).

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and nineteen feet To a Post Then North forty Degrees East three hundred and Nineteen feet to a Post Thence with a Straight line to the beginning...¹⁹

The relocation of the market house within such close proximity to Harwood's store would have served the merchant well.²⁰ As historian Edward Papenfuse points out in *In Pursuit of Profit* that, "at the same time [the market house was being constructed], land prices for privately held property on the dock jumped astronomically, although the owners preferred developmental leasing to outright sale."²¹ Papenfuse describes the atmosphere of the dock after the American Revolution:

...merchants and other townspeople worked together to build better facilities for trade. In an area that had been the marshy site of a decaying shipbuilding industry and a few taverns and inns, respectable stores and substantial private wharfs arose, in addition to the public docks. These developments testify to the town's enthusiasm and hopes for the future, but it was not long before signs of overcommitment [*sic*] became painfully apparent.²²

The prosperity that Annapolitans had come to enjoy began to diminish by 1786 as "taxes were high, money was in short supply, and the market was glutted with goods."²³ By the early 1790s, when the "era of business expansion had ended," the loss of this economic prosperity had so greatly affect property owners that they "had difficulty in leasing, while those who did lease often were unable to collect or were forced to reduce rents."²⁴ The opulence of the city was further threatened by the rapid expansion of the City of Baltimore, which had become the primary port in Maryland. These factors all prompted the discussion of relocating the state government from Annapolis to Baltimore, but high-ranking members of society and local officials were able to thwart the threats.

In 1798, Thomas Harwood was assessed for the three-story brick building at 28-30 Market Space. The tax appraisal included the dwelling (24 x 38) with a passage (6 x 15) leading to a back kitchen (16 x 20) that was one story in height and a smoke house (10 x 10). The property, consisting of 2,688 square feet, was valued at \$1,200. He was also charged for property improved by a wood-frame dwelling that was leased to Richard Thompson, a two-story wood-frame dwelling with a number of outbuildings set on two acres, fifteen slaves, and over 700 acres throughout Anne Arundel County. Harwood died in 1802, bequeathing all of his personal and real property to his son, Richard Harwood (1774-1835).

¹⁹ General Court Deeds, Liber TDG 1, Folio 314 (28 July 1784) (also see NH 1, 428).

²⁰ It should be noted that in 1784 Harwood did not own any part of Factor's Row and must have purchased nearby property that was included within the transfer for the market house.

²¹ Papenfuse, *In Pursuit of Profit*, 154.

²² Papenfuse, *In Pursuit of Profit*, 154.

²³ Papenfuse, *In Pursuit of Profit*, 154.

²⁴ Papenfuse, *In Pursuit of Profit*, 155-156.

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Maryland Inventory of Historic Properties Form

Inventory No. AA-1819

Joseph S.M. Basil Commercial Building (I)
Continuation Sheet

Number 8 Page 7

It is unclear if Thomas Harwood had sold the Market Space property prior to his death, or if it was conveyed to his son. Deed research documents that much of Harwood's property, including the Peggy Stewart House (AA-724) at 207 Hanover Street, was retained by Richard Harwood and, thus, it is possible he continued to own 28-30 Market Space because it was a successful income-producing property. Land records have documented that by 1860 ownership of the property was being disputed and the Circuit Court ordered the property sold by trustees Alexander Randall and Alexander B. Hagner. It was purchased by Joseph S.M. Basil in February 1860; the sale was finalized and recorded two years later on June 21, 1862. The deed records that Basil was already occupying the building, which he purchased for \$2,725. It was described as:

...being one of a row of three story brick buildings facing the Dock in Annapolis Situated between the house owned by Mrs. Anne Lambden [26 Market Space] and that now occupied by the family of Mr. William Murdock, and the Lot hereby conveyed extending back in an irregular form to Cornhill Street as the same now held and enjoyed by the Said Basil by enclosures....

Born in 1833, Joseph S.M. Basil was a very successful lumber and hardware merchant in Annapolis, maintaining a hardware and lumber store on Main Street, rental property on Fleet Street and Cornhill Street, and a brick house on Prince George Street. He also owned 24 Market Space (AA-2397) and 32-34 Market Space. The 1880 census records that Basil was living on the upper floors of the building together with his wife and six children. By 1897, he had moved to a brick house on Maryland Avenue.²⁵

Building History

On the morning of October 22, 1883, the explosion of a coal oil lamp sparked eruptions that resulted in the loss of "ten houses and nine store rooms," and, unfortunately, the deaths of two residents at 26 Market Space. A short article in the *Washington Post* stated that "the naval academy steam engine manned by sailors under Chief L.J.M. Boyd, rendered effective service," with the estimated losses about \$55,000.²⁶ This devastating fire nearly destroyed the building constructed by Charles Wallace in 1771 on Market Space. While the eastern end unit at 26 Market Space was partially intact, standing as the only remnant of the historically and architecturally significant 1771 building, all of the sections at 28-38 Market Space were destroyed by the blaze. Undeterred by the devastation, however, Joseph Basil oversaw the construction of a new building on his property almost immediately. According to the Sanborn maps, the property was improved by 1885, thus providing a construction date of 1884. The 1885 tax assessment, which appraised the property at \$4,000, further documents the construction of the new building. The Sanborn map for 1885 documents the new building, like its predecessor, rose three stories in height and was constructed of brick. The form of the building closely matched

²⁵ See Deed of Trust, Land Records of Anne Arundel County, Liber GW 6, Folio 259 (15 June 1897).

²⁶ "Fatal Fire at Annapolis," *Washington Post*, 23 October 1883, 1.

Maryland Historical Trust

Maryland Inventory of Historic Properties Form

Inventory No. AA-1819

Joseph S.M. Basil Commercial Building (I)
Continuation Sheet

Number 8 Page 8

that of the eastern center unit of Wallace's 1771 building. However, because Basil owned both 28-30 and 32-34 Market Space, the new building was wider and extended almost from 28 to 32 Market Space. Commercial space on the first floor was provided for the grocery store of Joseph Basil, with residential space on the upper stories. The architectural style and detailing of the building was Italianate, which was very fashionable at the time. By 1891, Basil had constructed a narrow, three-story brick building at 32-34 Market Space, which was also Italianate in style.

An historic photograph of Market Space dated circa 1885 shows the upper story of the building at 28-30 Market Space, pierced by fixed 2/2, double-hung, wood-sash windows with shallow arches. The entablature had a narrow frieze, modillions, and projecting cornice. Another photograph from 1891-1895 shows the second story had six elongated double-hung windows, also with shallow segmental arches. The first story was sheltered by a projecting awning supported by metal poles.²⁷

With the completion of the two new buildings Basil's real estate holdings were appraised at \$37,819. His other holdings included stock in trade: wood and coal valued at \$2,000 and groceries assessed at \$500. Basil's personal holdings were valued at \$8,698. The lumber store, which included a thriving coal business, was operated in partnership with David O. Partett, while the grocery store at 28-30 Market Space was a family business, which was later managed by Joseph S.M. Basil, Jr. Unfortunately, Joseph Basil was overextended and the rebuilding of 28-30 and 32-34 Market Space may have affected him financially as it had several of his immediate neighbors. Basil was forced to place all of his property, both personal and real, into a trust that was managed by James M. Munroe. As trustee, Munroe was charged with overseeing the collection of rents, repairing of the buildings, and, as necessary, selling property. Deed records show that most of Basil's property had been sold by the summer of 1898. A disgraced Joseph Basil died in Baltimore County one year later.

The property at 28-30 Market Space was sold in June 1899 to George Sunderland for \$5,100. Before the transaction was filed with the Anne Arundel Recorder of Deeds, however, Fredericka Boldt was substituted as the owner of record. The deed described the property as containing a "three story brick house and out buildings," one of which was a meat house. Born in 1859, Fredericka Viehman Boldt married George Sunderland (b. 1870) in May 1902. Together the Sunderlands operated Chesapeake House on Main Street.²⁸ The Sanborn maps document that during the tenure of the Sunderland family, which extended until 1917, the property at 28-30 Market Space was used on all three floors as a furniture and carpet store. A large storefront extended out from the façade of the building, sheltering the commercial show windows on the first story. By 1908, the furniture store was joined by a cigar making factory, which was located on the third floor. The storefront had been removed by this time and the building was enlarged by a one-story addition that extended

²⁷ Doyel, 33 and 52; Marion E. Warren and Mame Warren, *The Train's Done Been and Gone*, (Annapolis, Maryland: M.E. Warren, 1976), 32 and 34.

²⁸ Robert Harry McIntire, *Annapolis Maryland Families*, (Baltimore, Maryland: Gateway Press, Inc., 1980), 687.

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Joseph S.M. Basil Commercial Building (I)
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the full width of the rear elevation. This addition may have been original to the building as it is noted as a warehouse on the 1898 plat filed with the trust of Joseph Basil. A two-story garage, which was masonry on the first story and wood frame on the upper story, was constructed at the rear of the property, abutting the westernmost bays of the building. The Sanborn map for 1913 records the most changes took place on the interior of the building with the installation of a movie theater on the first floor. The map lists it as "Electric Theatre" with an electric motor. Deed records document the theater, although short-lived, was known as the Lyric Theatre. The second floor was used as a meeting hall, while the third floor was a pants factory.

By 1915, following the death of Fredericka Sunderland, the property was devised in part to Amelia Geininger and Rosie Borcharding along with George Clifton Sunderland. Two years later, in November 1917, it was sold by the Sunderland family to Joseph W. Trautwein. The son of George and Annie Trautwein, Joseph William Trautwein was born in Baltimore in 1864. A prominent merchant, Trautwein established a ship chandlery and hardware store in 1879 at 136 Dock Street (AA-457). The business grew, "selling everything from groceries to gasoline," and relocated to the larger store at 28-30 Market Space.²⁹ He lived with his family at 99 Market Street (AA-1639), which was erected between 1864 and 1876 for Jackson Brewer. One year later in 1918, they purchased the abutting building at 32-34 Market Space, which they sold ten years later. Although the commercial business was successful, Joseph W. and Carrie L. Trautwein were forced to place the property at 28-30 Market Space along with five other parcels they owned into a deed of trust, much like Joseph S.M. Basil had done thirty-five years earlier. Under the terms of the trust, James M. Munroe was able to sell the property in order to pay the \$4,000 mortgage held by the Farmers National Bank of Annapolis. Accordingly, Edwin E. and Hilda L. Bangert purchased the property in April 1932 for \$15,000.

Edwin Ernest Bangert was born in 1895 in Baltimore to dairyman William H. Bangert, who was born in Germany. A veteran of both world wars, Bangert moved to Annapolis in 1932 with his wife and son, Charles. His enlistment card for World War II (1941-1945) documents Bangert was living at 28-30 Market Space, while maintaining a grocery store on the first floor in April 1942.³⁰ Historian Robert Harry McIntire states Bangert operated a butcher shop, which according to the city directory was known as Community Meat Market.³¹ The market was joined by George Jacobsen's bakery by the late 1940s, and the upper floors of the building were leased as residential space to G.D. Janie and Mrs. Elizabeth E. McElveen. The 1954 city directory shows that Edwin E. Bangert and his family were living on the upper floors, supporting the documentation provided by his World War II draft card. He was joined by Jason W. Young, who lived on the third floor.

²⁹ The property is not noted in the 1928-1929 City Directory.

³⁰ Ancestry.com. *U.S. World War II Draft Registration Cards, 1942* [database on-line]. Provo, UT, USA: The Generations Network, Inc., 2007. Original data: United States, Selective Service System. *Selective Service Registration Cards, World War II: Fourth Registration*. National Archives and Records Administration Branch locations: National Archives and Records Administration Region Branches. Roll: *WW2_2223378*; Local board: *Anne Arundel, Maryland*.

³¹ McIntire, 30.

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Joseph S.M. Basil Commercial Building (I)
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A photograph of Market Space from circa 1935 shows the alteration to the fenestration on the façade, which included removing the six, symmetrically placed, double-hung windows and replacing them with three sets of triple windows. The new openings, sharing a continuous sill and lintel, held 2/2 and 6/6 double-hung windows depending on their width. The projecting commercial storefront had been added by this time. It included show windows set upon a paneled wood base and wide classically inspired entablature for signage.³²

Despite the death of Edwin Bangert in 1960, his family retained ownership of the building. Hilda Bangert, his widow, continued to live on the second floor, while leasing the third floor as apartments. With the closing of the Community Meat Market due to the death of Bangert, Rookie's Market took over the commercial space on the first floor. The market was founded by brothers Francis "Rookie" Lowman and Augustus "Honey" Lowman in 1948, "shortly after they came home from World War II. They move[d] the store to its present location in 1960. Some years later Augustus Lowman bought the business from his brother."³³ Rookie's had originally been located at 231 West Street.

During the ownership of Hilda Bangert, the storefront windows had been removed and the openings infilled with brick. An oral history archived at Historic Annapolis Inc. documents Bangert had the windows infilled as a precautionary measure because of the nationwide riots taking place in 1968 after the assassination of Martin Luther King, Jr.³⁴

In March 1971, just months before her death, Hilda L. Bangert and her son, Charles W. Bangert, sold 28-30 Market Space to Francis W. and Katherine E. Lowman. The sale also included 5 Cornhill Street (AA-1290) and two lots in Admiral Heights. Although no longer owner of the meat market, as owner of the building, Francis Lowman established four apartments on the upper two floors. His brother, Augustus (d. 1981), and nephews, Ray and Dennis Lowman, leased the first-floor commercial space. A 1982 photograph archived at the Maryland Historical Trust illustrates the minimal fenestration on the storefront. In 1989, the local architectural firm of Miller Halpern was retained to restore the storefront by replacing its plate-glass storefront windows.

Rookie's closed in 1993, when despite the family relationship between the property owner and business owner, the rent was increased significantly. The *Baltimore Sun* announced that Rookie's was the last grocery store in downtown Annapolis at the time of its closing.³⁵ Subsequent commercial occupants have included the Brogan Company, the Sunglass Hut, Chico's, and Diva, the latter two being current occupants. Residential space is still provided on the upper two floors, which includes four apartments. The property continues to be owned by the Lowman family.

³² Doyel, 73.

³³ "Last downtown grocer in Annapolis will close," *The Baltimore Sun*, (February 1993), See Historic Annapolis archives.

³⁴ Kulie Christmas, Historic Annapolis Foundation, interview of Dennis Lowman, (14 March 1994), Historic Annapolis archives.

³⁵ "Last downtown grocer in Annapolis will close," *The Baltimore Sun*, (February 1993), See Historic Annapolis archives.

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Joseph S.M. Basil Commercial Building (I)
Continuation Sheet

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Chain of Title

- 1696: Governor Francis Nicholson granted property
Act for Keeping Good Rules and Orders in the Porte of Annapolis
Proceedings and Acts of the General Assembly, September 16-October 2, 1696
Liber LL 2 Pages 134-144
- Richard Benjamin survey for Francis Nicholson
- 1704: Thomas Bordley claimed ownership of property following Francis Nicholson's
departure to Virginia and destruction of land records
- July 1718: James Stoddert resurveyed for Thomas Bordley
- March 21, 1770: John Beale Bordley to Charles Wallace
Provincial Court Records
Volume 726
Liber DD 5 Folio 35
- March 20, 1771: Charles Wallace to Isaac McHard
Provincial Court Records
Volume 726
Liber IB 3 Folio 4
- September 20, 1785: Isaac McHard to Thomas Harwood
Land Records of Anne Arundel County
Liber NH 2 Folio 336
- Missing deed³⁶

³⁶ Neither Joseph John Nicholson or Ruth E. Moss were noted during this period in the grantee index. Further, no sales by the Harwood family were noted.

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Joseph S.M. Basil Commercial Building (I)
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June 21, 1862:	Alexander Randall and Alexander B. Hagner, Trustees, to Joseph S.M. Basil Equity Case: Joseph John Nicholson et al versus Ruth E. Moss Land Records of Anne Arundel County Liber NHG 10 Folio 431
June 15, 1897:	Joseph S.M. Basil to James M. Munroe, Trustee Deed of Trust Land Records of Anne Arundel County Liber GW 6 Folio 258
August 1, 1899:	James M. Munroe, Trustee, to Fredericka Boldt Sunderland (substituting for George Sunderland) Equity Case 2011: In the matter of the Trust Estate of Joseph S.M. Basil Land Records of Anne Arundel County Liber GW 15 Folio 142
September 7, 1914:	Fredericka Boldt Sunderland to G. Clifton Sunderland Will Records of Anne Arundel County Liber OBD 1 Folio 160
February 2, 1915:	Eugene P. Child and George E. Sunderland, Executors of Will of Fredericka Sunderland, to Amelia Geininger and Rosie Borcharding Land Records of Anne Arundel County Liber GW 115 Folio 52
November 23, 1917:	G. Clifton Sunderland, Jacob Geininger Sr., Jacob Geininger Jr., Frances Geininger, Emilie G. Bruetsch, and Rosie Borcharding to Joseph W. Trautwein Land Records of Anne Arundel County Liber GW 135 Folio 386
February 9, 1932:	Joseph W. and Carrie L. Trautwein to James M. Munroe, Trustee Deed of Trust Land Records of Anne Arundel County Liber FSR 97 Folio 1

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Joseph S.M. Basil Commercial Building (I)
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April 21, 1932:	James M. Munroe, Trustee for Joseph W. Trautwein, and Farmers National Bank of Annapolis to Edwin E. and Hilda L. Bangert Equity 6193: Matter of the Trust Estate of Joseph W. Trautwein Land Records of Anne Arundel County Liber FSR 96 Folio 412
November 29, 1968:	Hilda L. Bangert, widow and surviving spouse of Edwin W. Bangert, to John Goettee, Trustee Land Records of Anne Arundel County Liber MSH 2225 Folio 336
November 29, 1968:	John Goettee, Trustee, to Charles W. Bangert and Hilda L. Bangert Land Records of Anne Arundel County Liber MSH 2225 Folio 339
March 17, 1971:	Charles W. and Hilda L. Bangert to Francis W. and Katherine E. Lowman Land Records of Anne Arundel County Liber MSH 2393 Folio 663
October 13, 1977:	Francis W. and Katherine E. Lowman to Malcolm B. Smith, Trustee Land Records of Anne Arundel County Liber WGL 3040 Folio 419
October 13, 1977:	Malcolm B. Smith, Trustee, to Francis W. and Katherine E. Lowman Land Records of Anne Arundel County Liber WGL 3040 Folio 422
December 28, 1987:	Francis W. and Katherine E. Lowman to Francis W. and Katherine E. Lowman as Tenants by the Entireties Land Records of Anne Arundel County Liber HES 4608 Folio 564
January 16, 1992:	Francis W. Lowman Revocable Living Trust and Katherine E. Lowman Revocable Living Trusts created

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Joseph S.M. Basil Commercial Building (I)
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- July 17, 1992: Francis W. and Katherine E. Lowman to Francis W. and Katherine E. Lowman as Trustees and Tenants in Common
Land Records of Anne Arundel County
Liber 5737 Folio 64
- April 20, 1998: Francis W. Lowman devised to Deborah A. Lomax, successor Trustee
- March 19, 1999: Deborah A. Lomax, Trustee of Francis W. Lowman Revocable Living Trust, to Deborah A. Lomax and Francis W. Lowman, Jr.
One-quarter interest each
Land Records of Anne Arundel County
Liber RPD 9086 Folio 242
- August 23, 2001: Deborah A. Lomax, Trustee of Katherine E. Lowman Revocable Living Trust, to Deborah A. Lomax and Francis W. Lowman, Jr.
One-quarter interest each
Land Records of Anne Arundel County
Liber RPD 10960 Folio 779
- March 19, 2004: Deborah A. Lomax to Lawrence M. Lomax
One-quarter interest
Land Records of Anne Arundel County
Liber RPD 14541 Folio 545

9. Major Bibliographical References

Inventory No. AA-1819

- Baltz, Shirley V. *The Quays of the City: An Account of the Bustling Eighteenth Century Port of Annapolis*. Annapolis, Maryland: The Liberty Tree, Ltd, 1975.
- Doyel, Ginger. *Gone to Market: The Annapolis Market House, 1698-2005*. Annapolis, Maryland: The City of Annapolis, 2005.
- McIntire, Robert Harry. *Annapolis Maryland Families*. Baltimore, Maryland: Gateway Press, Inc., 1980.
- Papenfuse, Edward. *In Pursuit of Profit, the Annapolis Merchants In the Era of the American Revolution, 1763-1805.*, Baltimore, Maryland: The Johns Hopkins University Press, 1975.
- Warren, Marion E. and Mame Warren. *The Train's Done Been and Gone*. Annapolis, Maryland: M.E. Warren, 1976.

10. Geographical Data

Acreage of surveyed property less than one acre
Acreage of historical setting 5.14 acres
Quadrangle name Annapolis Quadrangle scale: 1:24,000

Verbal boundary description and justification

The building at 28-30 Market Space is located on Parcel 842 as noted on Tax Map 52A. The building has been historically associated with this property since its construction in 1884 by Joseph S.M. Basil following a devastating fire that destroyed an existing building, which was part of Factor's Row. Well before Factor's Row was constructed in 1771, the property was owned by Governor Francis Nicholson for use as his garden. It was first subdivided by Charles Wallace in March 1771.

11. Form Prepared by

name/title	Laura V. Trieschmann, Architectural Historian		
organization	EHT Tracerics	date	May 2009
street & number	1121 Fifth Street, N.W.	telephone	202/393-1199
city or town	Washington	state	District of Columbia

The Maryland Inventory of Historic Properties was officially created by an Act of the Maryland Legislature to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 supplement.

The survey and inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

return to: Maryland Historical Trust
Maryland Department of Planning
100 Community Place
Crownsville, MD 21032-2023
410-514-7600



AA-1819 28-30 MARKET SPACE ANNE ARUNDEL COUNTY, MARYLAND	Photographer: EHT Tracerics Date: April 2009 Paper and Ink Type: Not printed
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1. AA-1819_2009-04-26_01.tif	North corner from roof addition of 26 Market Space looking South
2. AA-1819_2009-04-26_02.tif	First floor 28 Market Space looking East
3. AA-1819_2009-04-26_03.tif	First floor 28 Market Space looking West
4. AA-1819_2009-04-26_04.tif	First floor 28 Market Space looking NE
5. AA-1819_2009-04-26_05.tif	First floor 28 Market Space looking NE
6. AA-1819_2009-04-26_06.tif	First floor 28 Market Space looking East
7. AA-1819_2009-04-26_07.tif	First floor 30 Market Space looking NW
8. AA-1819_2009-04-26_08.tif	First floor 30 Market Space looking SW
9. AA-1819_2009-04-26_09.tif	First floor 30 Market Space looking North
10. AA-1819_2009-04-26_10.tif	First floor 30 Market Space looking SW
11. AA-1819_2009-04-26_11.tif	SE elevation looking West
12. AA-1819_2009-04-26_12.tif	SE elevation cornice detail looking NW
13. AA-1819_2009-04-26_13.tif	SE elevation detail looking NW
14. AA-1819_2009-04-26_14.tif	SE elevation detail looking North
15. AA-1819_2009-04-26_15.tif	North corner looking South
16. AA-1819_2009-04-26_16.tif	North corner looking South
17. AA-1819_2009-04-26_17.tif	West corner of main block looking East
18. AA-1819_2009-04-26_18.tif	SW elevation of addition looking East
19. AA-1819_2009-04-26_19.tif	SE elevation looking NW
20. AA-1819_2009-04-26_20.tif	Streetscape looking NW
21. AA-1819_2009-04-26_21.tif	NE elevation third story from 26 Market Space looking West



AA-1819

28-30 MARKET SPACE

ANNAPOLIS, MARYLAND

EHT TRACERIES

APRIL 2009

MARYLAND SHPO

STREETSCAPE LOOKING NORTH

1 OF 10



AA-1819

28-30 MARKET SPACE

ANNAPOLIS, MARYLAND

EHT TRACERIES

APRIL 2009

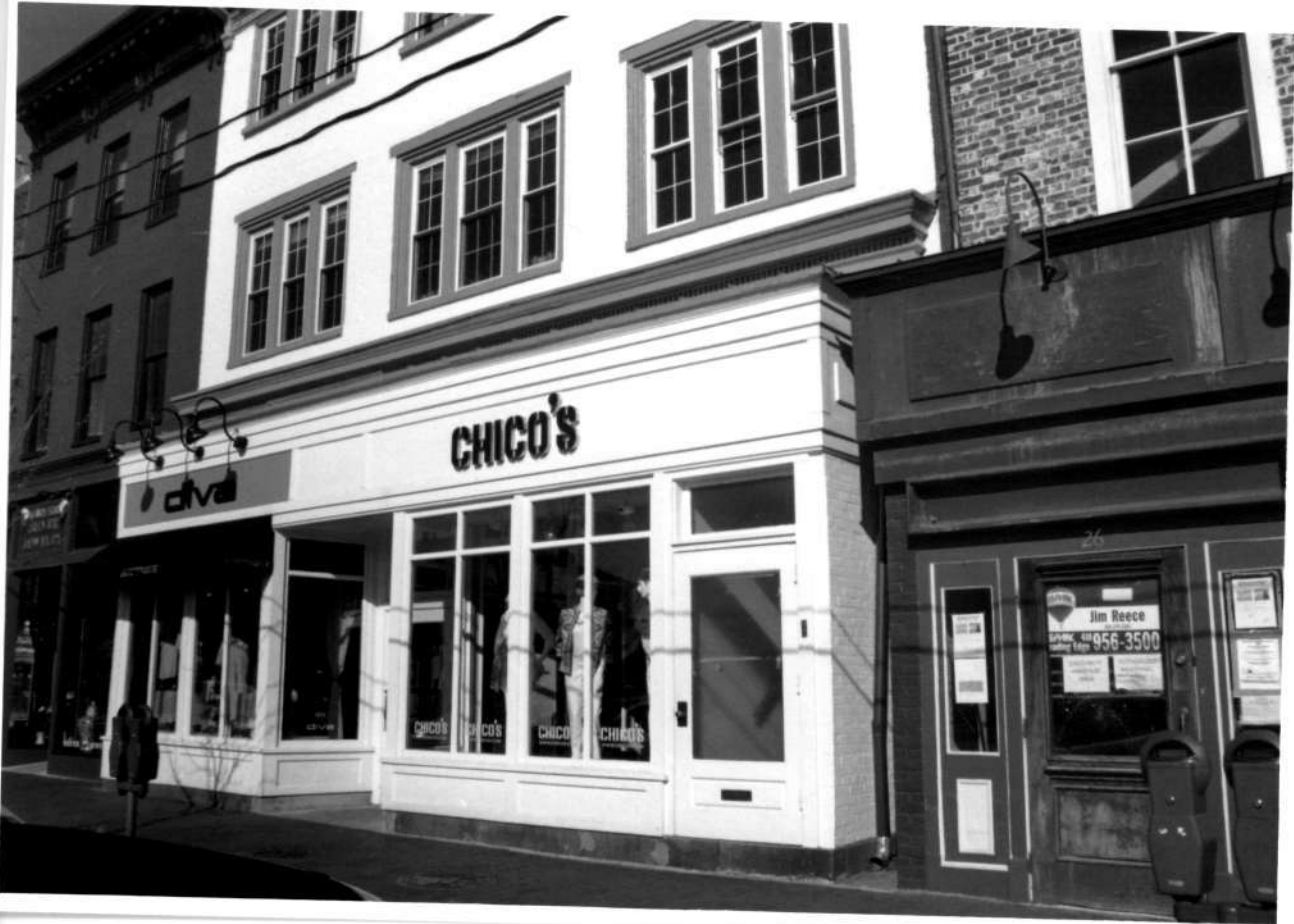
MARYLAND SHPO

SOUTHEAST ELEVATION LOOKING, NW

2 OF 10



AA-1819
28-30 MARKET SPACE
ANNAPOLIS, MARYLAND
EHT TRACERIES
APRIL 2009
MARYLAND SHPO
SOUTHEAST ELEVATION LOOKING NORTH
3 OF 10



AA-1819

28-30 MARKET SPACE

ANNAPOLIS, MARYLAND

EHT TRAILERIES

APRIL 2009

MARYLAND SHPO

STOREFRONT, SOUTHEAST ELEVATION, LOOKING NW

4 OF 10



AA-1819
28-30 MARKET SPACE
ANNAPOLIS, MARYLAND
EHT TRACERIES
APRIL 2009
MARYLAND SHPO
STREETFRONT SOUTHEAST ELEVATION LOOKING NW
5 OF 10



AA-1819

28-30 MARKET SPACE

ANNAPOLIS, MARYLAND

EHT TRACERIES

APRIL 2009

MARYLAND SHPO

CORNICE DETAIL, SOUTHEAST ELEVATION

LOOKING NW

6 OF 10



AA-1819

28-30 MARKET SPACE

ANNAPOLIS, MARYLAND

EAT TRACERIES

APRIL 2009

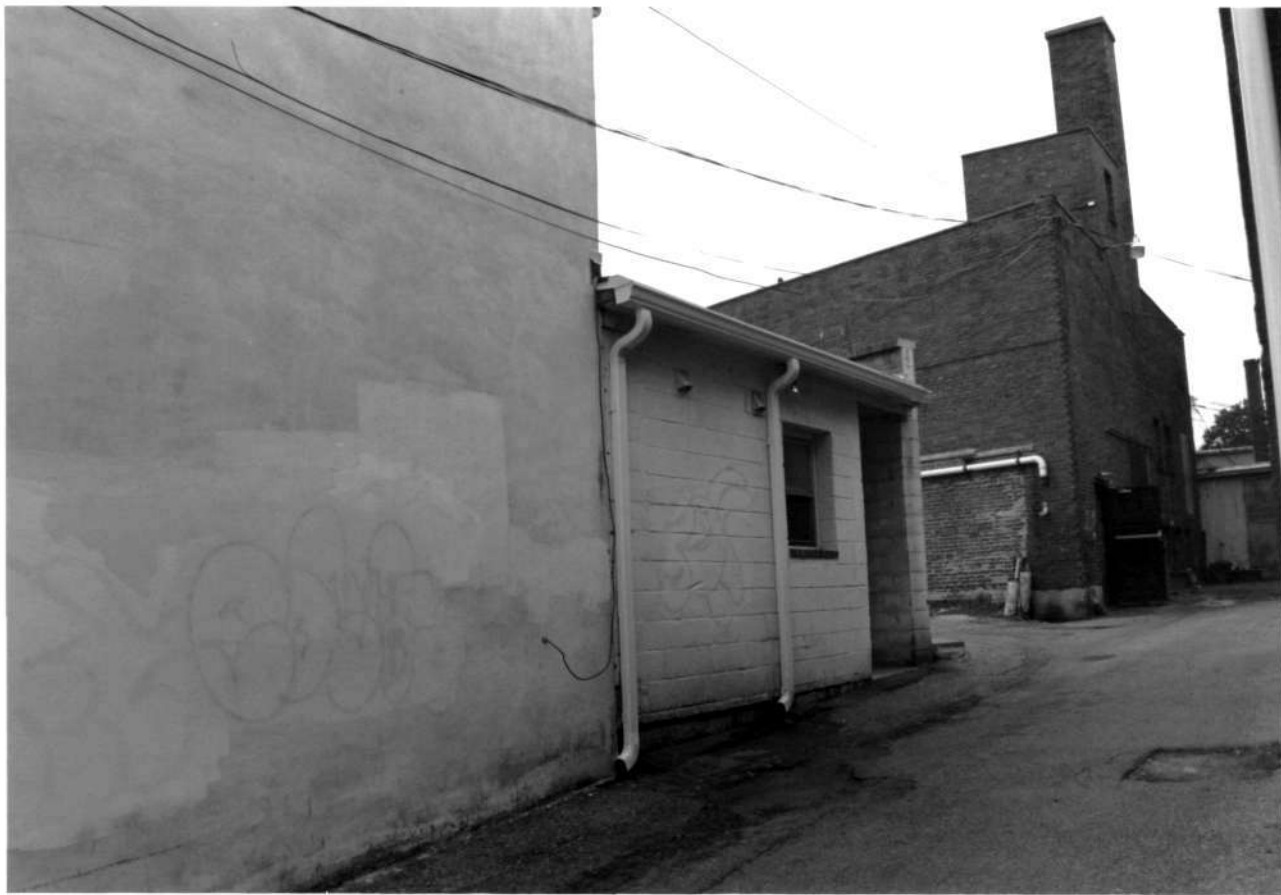
MARYLAND SHPO

NORTH CORNER LOOKING SOUTH

7 OF 10



AA-1819
28-30 MARKET SPACE
ANNAPOLIS, MARYLAND
EHT TRACERIES
APRIL 2009
MARYLAND SHPO
NORTH CORNER LOOKING SOUTH
8 OF 10



AA-1819

28-30 MARKET SPACE

ANNAPOLIS, MARYLAND

EHT TRACERIES

APRIL 2009

MARYLAND SHPO

REAR ADDITION, NORTHWEST ELEVATION

LOOKING SW

9 OF 10



AA-1819
28-30 MARKET SPACE
ANNAPOLIS, MARYLAND

EHT TRACERIES

APRIL 2009

MARYLAND SHPO

REAR ADDITION, SOUTHWEST ELEVATION
LOOKING EAST

10 OF 10

MARYLAND HISTORICAL TRUST
21 STATE CIRCLE
SHAW-HOUSE
ANNAPOLIS, MARYLAND 21401

HISTORIC SITES SURVEY FIELD SHEET
Individual Structure Survey Form

SURVEY NUMBER: AA 596 AA-1819

NEGATIVE FILE NUMBER:

UTM REFERENCES:

Zone/Easting/Northing

U.S.G.S. QUAD. MAP:

PRESENT FORMAL NAME:

COUNTY: Anne Arundel

TOWN: Annapolis

LOCATION: 28-30 Market Space

COMMON NAME:

Rookie's Market

FUNCTIONAL TYPE: Comm Map 32 Par 349

OWNER: Francis W. & Katherine Lowman

ADDRESS: 30 Market Space
Annapolis, MD 21401

ACCESSIBILITY TO PUBLIC:

Yes (X) No () Restricted ()

LEVEL OF SIGNIFICANCE:

Local (✓) State () National ()

ORIGINAL FORMAL NAME:

Wallace, Davidson & Johnson Bldg.

PRESENT USE: Retail

ORIGINAL USE: Factor's Warehouse

ARCHITECT/ENGINEER:

BUILDER/CONTRACTOR:

PHYSICAL CONDITION OF STRUCTURE:

Excellent ()

Good (X)

Fair ()

Poor: ()

THEME:

STYLE: Victorian Commercial

DATE BUILT:

c.1771 - Greatly Altered 19th C

GENERAL DESCRIPTION:

Structural System

1. Foundation: Stone () Brick (X) Concrete () Concrete Block ()
2. Wall Structure
 - A. Wood Frame: Post and Beam () Balloon ()
 - B. Wood Bearing Masonry: Brick (X) Stone () Concrete () Concrete Block ()
 - C. Iron () D. Steel () E. Other:
3. Wall Covering: Clapboard () Board and Batten () Wood Shingle () Shiplap ()
Novelty () Stucco () Sheet Metal () Aluminum () Asphalt Shingle ()
Brick Veneer (X) Stone Veneer () Asbestos Shingle ()
Bonding Pattern: Common Other:
4. Roof Structure
 - A. Truss: Wood () Iron () Steel () Concrete ()
 - B. Other:
5. Roof Covering: Slate () Wood Shingle () Asphalt Shingle (X) Sheet Metal ()
Built Up () Rolled () Tile () Other:
6. Engineering Structure:
7. Other:

Appendages: Porches () Towers () Cupolas () Dormers () Chimneys () Sheds () Ells (X)
Wings () Other:

Roof Style: Gable (X) Hip () Shed () Flat () Mansard () Gambrel () Jerkinhead ()
Saw Tooth () With Monitor () With Bellcast () With Parapet () With False Front ()
Other:

Number of Stories: 3

Number of Bays: 3

Approximate Dimensions: 33 x 70

Entrance Location: Centered

THREAT TO STRUCTURE:

No Threat (X) Zoning () Roads ()
Development () Deterioration ()
Alteration () Other:

LOCAL ATTITUDES:

Positive () Negative ()
Mixed () Other:

ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:

AA-1819
AA-596

Excellent bracketed cornice, triple windows at the second and third floor windows with molded caps; simple cornice at the first floor; first floor altered.

RELATED STRUCTURES: (Describe)

STATEMENT OF SIGNIFICANCE:

One of the three buildings that comprise Factors' Row, probably the most important group of structures in the historic district. Unrecognizable in its present state, the structure is now a minor example of Italianate Victorian commercial but has exceptional potential, critical to streetscape and the integrity of the Market Space.

REFERENCES:

MAP: (Indicate North In Circle)



SURROUNDING ENVIRONMENT:

Open Lane() Woodland() Scattered Buildings()
Moderately Built Up() Densely Built Up(✓)
Residential() Commercial()
Agricultural() Industrial()
Roadside Strip Development()
Other:

RECORDED BY:

Russell Wright

ORGANIZATION:

Historic Annapolis, Inc


DATE RECORDED:

Aug. 1983

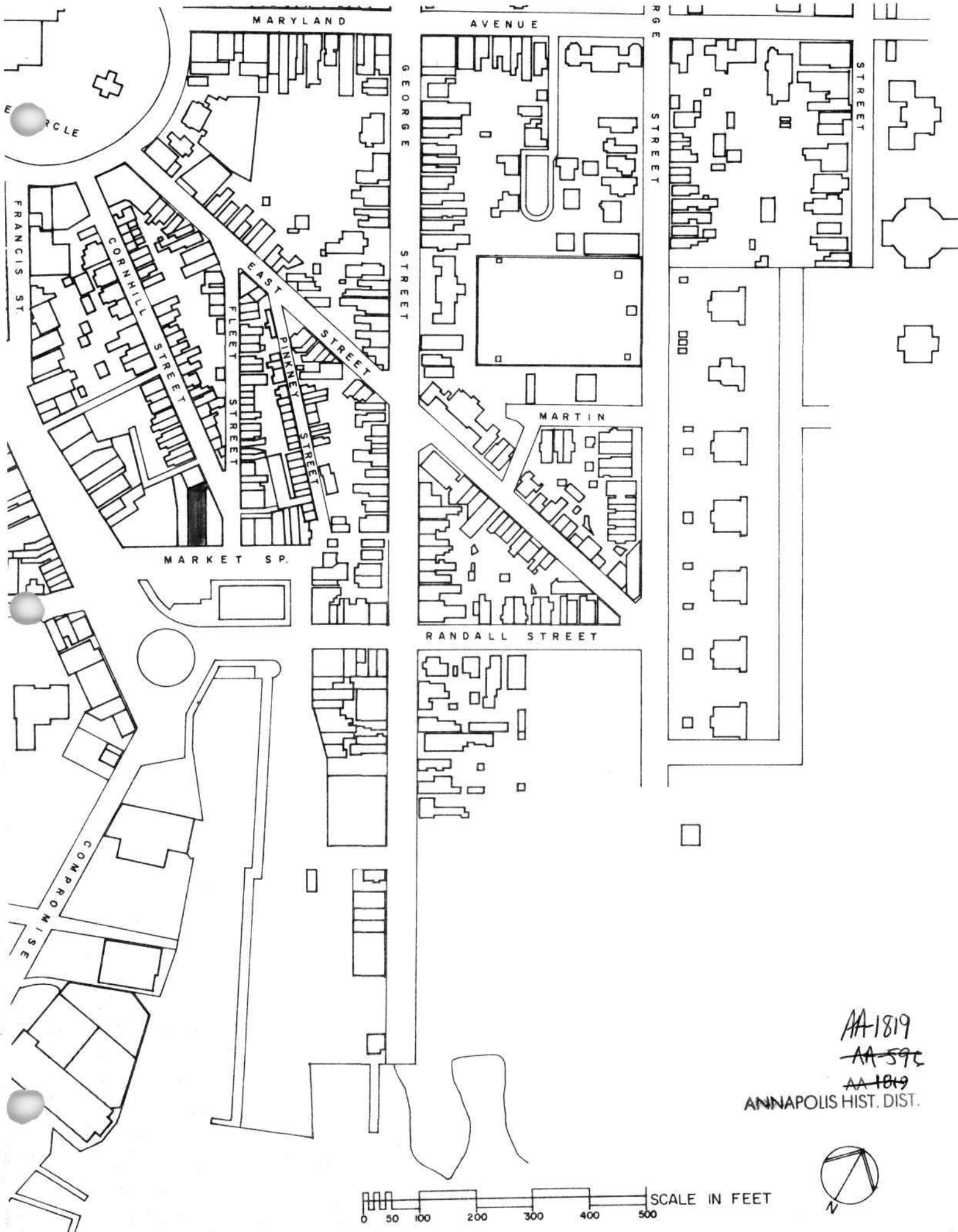
AA-1819 - AA-596X

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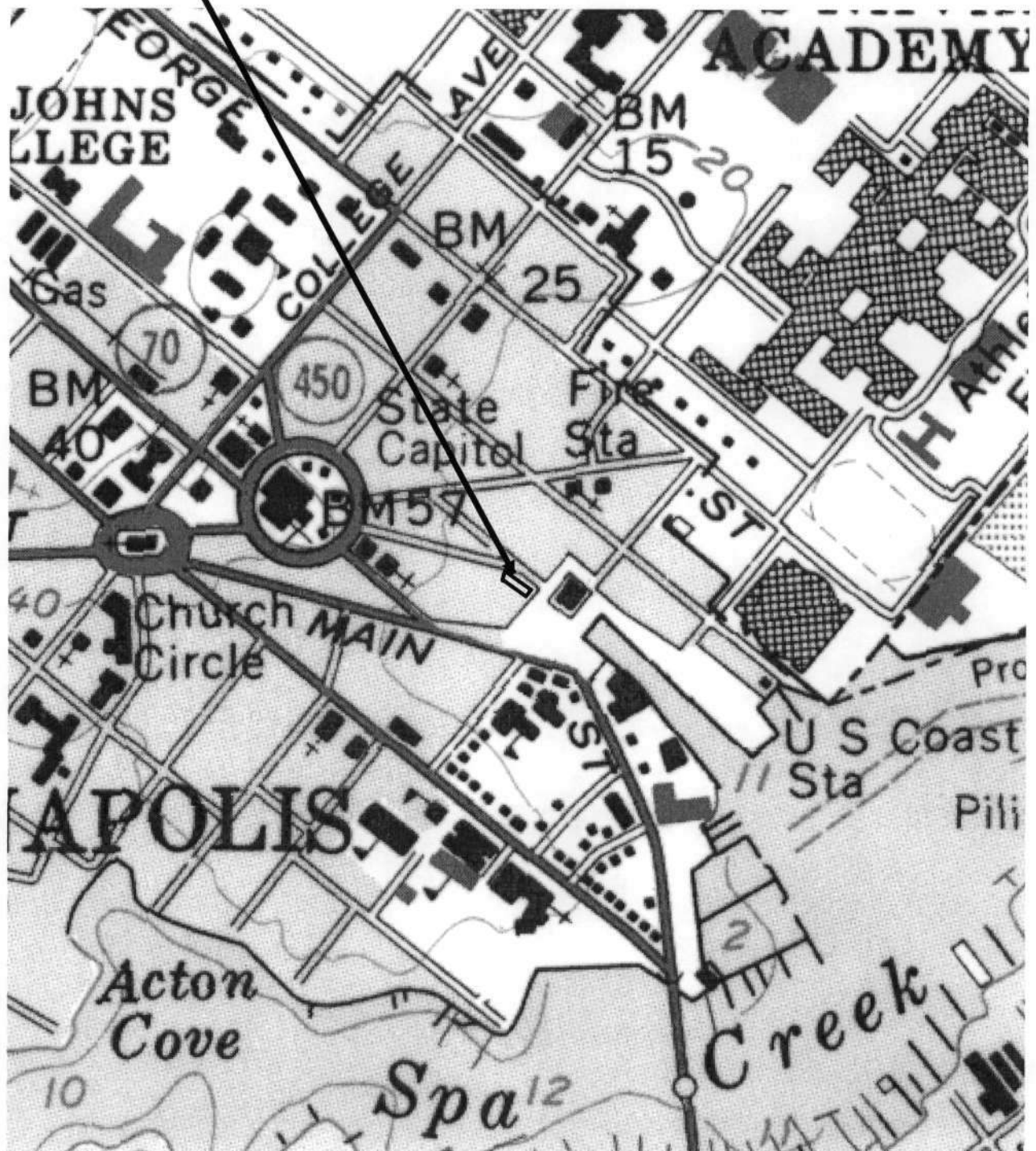
Form 10-445
(5/62)

1. STATE Annapolis, Maryland		HISTORIC AMERICAN BUILDINGS SURVEY INVENTORY	
COUNTY		2. NAME The Factors Houses	
TOWN 26	VICINITY	DATE OR PERIOD c. 1774	
STREET NO. 28 - 34	Market Space	STYLE Victorian facade	
ORIGINAL OWNER British Factors		ARCHITECT	
ORIGINAL USE Factors Houses		BUILDER	
PRESENT OWNER		3. FOR LIBRARY OF CONGRESS USE	
PRESENT USE 3 stores			
WALL CONSTRUCTION brick			
NO. OF STORIES three			
4. NOTABLE FEATURES, HISTORICAL SIGNIFICANCE AND DESCRIPTION		OPEN TO PUBLIC yes	
<p>The Factors were the important British merchants in Annapolis. Their houses were originally 4 adjoining homes, now a block of three stores. Their original appearance can be seen in the Sachse print of 1859. The four equal size bays had a small triangular pediment at each end. The buildings have undergone extensive Victorianization, however, earlier brickwork in splayed lintels and in belt courses is evident, especially on No. 28. No. 34 is fairly typical Victorian commercial with a heavy bracketed cornice. No. 30-32 has Victorian cornice and 6 sets of triple windows. No. 28 is least altered on Cornhill Street side and has nicest facade of long, shuttered 4/4 windows. All storefronts are later additions. Restoration would have to be a concerted effort on the part of various owners, however, it would be <u>very worthwhile</u>; it would primarily involve restoring the facades and roof line.</p>			
		Exterior good	
6. LOCATION MAP (Plan Optional)		7. PHOTOGRAPH	
<p>3. PUBLISHED SOURCES (Author, Title, Pages) INTERVIEWS, RECORDS, PHOTOS, ETC. Historic Annapolis, Inc. Sachse Print Constance Werner</p>		<p>9. NAME, ADDRESS AND TITLE OF RECORDER William D. Morgan Columbia University New York City DATE OF RECORD July 17, 1967</p>	

SUPPLEMENTAL INFORMATION AND PHOTOGRAPHS MAY BE ADDED ON SHEET OF SAME SIZE



AA-1819
Joseph S.M. Basil Commercial Building #1
28-30 Market Space
Annapolis
Annapolis Quad



Outdoors

utdoors

ROOKIE'S



MARKET



AA-1819

~~AA-596~~

~~AA-1819~~

28-30 Mkt Space

Annapolis, Anne Arundel County

Russell Wright July, 1982

Maryland Historical Trust,

Annapolis, Maryland

NE Elevation/camera facing SW